TC Realty Solutions

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WITH THE FCRA (FAIR CREDIT REPORTING ACT)

Date of Application _____

Desired Date of Occupancy_____

Desired Lease Length _____

One application for married couples only. For all other applicants, please fill out one application for each adult. Application Fee - $50 per adult.

Applications will only be reviewed once all required paperwork and rental application fees are submitted.

Application for Rental of (Address):_____

PERSONAL INFORMATION

Applicant Name – *Last, First, Middle*	Date of Birth	Social Security Number	Driver's License #	
Co-Applicant Name – *Last, First, Middle*	Date of Birth	Social Security Number	Driver's License #	
Current Address		City	State	Zip
Applicant's e-mail address:	Applicant's Cell Phone:	Reason for Moving?		
Co-applicant's e-mail address:	Co-applicant's Cell Phone:			
Landlord / Management Company	Phone	Rent Amount	How Long?	
Previous Address	City	State	Zip	
Landlord / Management Company	Phone	Rent Amount	How Long?	

MONTHLY INCOME (Employment and Other Sources)

Employer Name	Address	City	State	Zip
Employer Phone	Contact / Supervisor's Name	How Long?	Years in Field?	**Gross Monthly Income**
Co-Applicant's Employer Name	Address	City	State	Zip
Employer Phone	Contact / Supervisor's Name	How Long?	Years in Field?	**Gross Monthly Income**

OTHER INCOME SOURCES (Investment Income, Alimony, Child Support, Education Assistance, Etc.)

Source	Amount Per Month	Contact Person	Contact Phone

BANK REFERENCE (Indicate Bank and Services Used)

Name of Institution	Account Number	Account Type	**Balance**	Phone Number

HAVE YOU OR CO-APPLICANT EVER

Excluding minor traffic violations, been convicted of any crime in the last 10 years? Yes / No
(If yes, list all convictions in the last 10 years.)

Been evicted/asked to move out? Yes / No

Refused to pay rent when due? Yes/No

Paid rent late? Yes/No

Filed for bankruptcy? Yes/No

Been sued for damage to rental property? Yes/No

Been sued for non-payment of rent? Yes/No

Broken a Rental Agreement or Lease? Yes/ No

Is there any reason that would prevent you from putting utilities or phone in your name? Yes/No

*****IF ANSWERED YES TO ANY OF THE ABOVE QUESTIONS, PLEASE EXPLAIN BELOW*****

Explanation:

_____
_____
_____
_____
_____

Please check any professional skills you possess: Electrical __ Painting __ Plumbing __ Roofing __ Appliance Repair ___ Carpentry ___

Are you able to handle all minor maintenance/upkeep of the property? Yes/No

Do you know how to light a pilot on a stove, water heater or furnace? Yes/No

Do you know how to shut off the water in an emergency or if a overflow of a sink or toilet occurs? Yes/No

How would you like to pay rent? (Check one)

Automatic Electronic banking draft _____

Cashier's check or Money Order ____

On our website from checking account_____

*We do not accept personal checks for rent or any other payments.

IN CASE OF PERSONAL EMERGENCY

In the event of an emergency that would prevent you from paying your rent when due, is there a relative, person, friend or agency that could assist you with rent payment? Yes/No (If Yes, please list below)

Name of contact_____Relationship_____

Phone #_____Address_____

PETS

How many pets do you own?_____

Kind of pet, breed, weight and age_____

MOTOR VEHICLE(S) BELONGING TO APPLICANT AND CO-APPLICANT

License Plate #	Make	Year

OCCUPANTS OF UNIT OTHER THAN APPLICANT AND CO-APPLICANT

Occupant's Name	Relationship	Age

AUTHORIZATION FOR RELEASE OF INFORMATION

The purpose of this application is to determine whether I qualify as a tenant. If my application is approved, the Landlord and I shall sign a written lease or rental agreement. The landlord and I have no rental agreement until the time that the lease or written rental agreement is signed.
I have paid the earnest money deposit including non-refundable background report fee. If this application is approved, and I fail to enter into a lease or rental agreement, the earnest money and any subsequent payments will be retained to compensate the Landlord's cost and damages. The earnest money and any subsequent payments will be refunded to me if this application is rejected. The credit report fee is nonrefundable.
My performance under any lease or rental agreement that I may enter into with the Landlord may be reported to a consumer credit reporting agency
I agree that the Landlord may terminate any agreement entered into in reliance on any misstatement made above.

Resident Selection Criteria

1. Combined gross household income three times greater than the rent.
2. No felonies.
3. No negative past rental history.
4. No collections for the amount over $5000 in the last 3 years.
5. Credit score will be evaluated in conjunction with the above mentioned parameters.
6. Pets are allowed with additional damage deposit.

Management will grant equal opportunity to all persons regardless of race, creed, religion, gender, sexual orientation, national origin, familial status, marital status, status with regard to public assistance and/or disability.

This authorization and consent for release of personal information acknowledges that **TC Realty Solutions, Inc.** (Hereafter referred to as "Landlord") and/or its agent, Trak-1 Technology, may now, or at any time I am leasing property from the Landlord, conduct investigations whether the records are of a public, private or confidential nature. These investigations might include, but are not limited to, searches of educational institutions attended; state driving records; financial or credit institutions, including records of loans; records of commercial or retail credit agencies; other financial statements; records of previous employment, including work history, efficiency ratings, complaints and grievances filed by or against me; records and recollections of attorney-at-law or of other counsel, whether representing me or any other person (in either a civil or criminal case in which I have been involved); records from the U.S. Veterans' Administration; criminal history information of file in local, state or federal agencies; and motor vehicle records, National Personnel Records or the Industrial Commission or similar agencies under the provisions of the Fair Credit Reporting Act 15, USC section 1681 et seq. I also authorize the National Personnel Records Center, or other custodian of my military service record, to release to Trak-1 Technology, the following information and/or copies of documents from my military service record: DD214, service record, and any disciplinary records.

I understand that these searches will be used to determine eligibility for leasing of Landlord's properties. Therefore, I authorize and consent for full release of records (either orally or in writing) to the authorized representatives of the Landlord. In addition, I release and discharge the Landlord and its agent and associates to the full extent permitted by law from any claims, damages, losses, liabilities, costs expenses or any other charge or complaint filed with any agency arising from retrieving and reporting this information. I understand that according to the Federal Fair Credit Reporting Act, I am entitled to know whether residency was denied based upon the information obtained and to receive, upon written request, a disclosure of the background report. I also understand that I may request a copy of the report from at their address of **Trak-1 Technology / PO Box 130159 / Houston, Texas 77219** or at their telephone number of **1-800-600-8999**. After reading this document, I fully understand its contents and authorize the background verification.

Are you applying for a lease in California, Minnesota or Oklahoma? Yes ___ No___
If so, do you want a copy of any Consumer Report prepared concerning you? Yes ___ No ___

I understand that California law required Landlord to give me a copy of any report requested within seven (7) days of the date the information was obtained and that failure to do so will expose Company to liability (Section 1786.29).

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED IN THIS AUTHORIZATION IS TRUE, CORRECT AND COMPLETE. I UNDERSTAND THAT IF ANY INFORMATION PROVES TO BE IncORRECT OR IncOMPLETE THAT GROUNDS FOR THE CANCELING OF ANY AND ALL OFFERS OF RESIDENCY WILL EXIST AND MAY BE USED AT THE DISCRETION OF (Landlord/Management Company).

Date Signed _____

Applicant (Print Name) _____

Applicant's Signature _____

Co-Applicant (Print Name) _____

Co-Applicant's Signature _____

Landlord/Management Company _____

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